



**CITY OF DOVER, DELAWARE
PLANNING COMMISSION
Monday, July 20, 2026 at 7:00 PM**

City Hall Council Chambers, 15 Loockerman Plaza, Dover, Delaware

AGENDA

Written comments are accepted via mail to City of Dover – Planning Commission, P.O. Box 475 Dover DE 19903 and via email at CompPlan@doverde.gov.

IN-PERSON and VIRTUAL MEETING NOTICE

The Planning Commission Meeting for July 20, 2026 will be held as an In-Person Meeting at City Hall in City Council Chambers at 7:00 PM and as a Virtual Meeting using Webex, an audio/video conferencing system as an electronic means of communication. The public is welcome to attend in person or virtually with the participation information below to join by phone or computer.

PUBLIC PARTICIPATION INFORMATION

City of Dover Planning Commission Meeting of Monday, July 20, 2026

Join By Phone: Dial +1-650-479-3208
Access Code: 253 548 14683
Password from Phones: 3683772

Join Online: <https://bit.ly/PCMeeting07202026>
Webinar Number: 2535 481 4683
Webinar Password: DoverPC

If you are new to Webex, get the app now at <https://www.webex.com/> to be ready when the meeting starts. For problems accessing the meeting, please call the Planning Office at (302) 736-7196.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF AGENDA

APPROVAL OF MINUTES

1. Adoption of Meeting Minutes of June 15, 2026

COMMUNICATIONS & REPORTS

Meeting Reminder: The next Planning Commission regular meeting date is August 17, 2026 at 7:00 P.M.

Update on City Council Actions

Department of Planning & Inspections Updates

SPECIAL RECOGNITION

2. Resolution for the Service of Mr. William L. Witham Jr. on the Planning Commission.

OPENING REMARKS CONCERNING MEETING PROCEDURES FOR APPLICATIONS

OLD BUSINESS

Requests for Extension of Planning Commission Approval

NEW APPLICATIONS

3. AX-26-03 Lands of Johnson at 102 Fox Hall Drive - Public Hearing and Review of an Annexation Request and Rezoning Request for a parcel of land totaling 1.6390 acres +/- located at 102 Fox Hall Drive. The property is currently zoned RS-1 (Residential Single Family Zone) in Kent County. The proposed Zoning is R-20 (One Family Residence Zone). The property is located on the south side of Fox Hall Drive to the west of but not adjacent to Kenton Road. The annexation category according to Dover's 2019 Comprehensive Plan is Category 1: High Priority Annexation Area and the land use designation is Residential Low Density. The property owners are Frances and Bruce Johnson. Property Address: 102 Fox Hall Drive. Tax Parcel: ED-00-076.05 -01-06.00-000. Proposed Council District 1. Ordinance #2026-13. *The First Reading of this Annexation Request was completed on June 8, 2026. Public Hearing before the Planning Commission is scheduled for July 20, 2026 and City Council on August 10, 2026.*
4. MI-26-08 Request for Street Abandonment: Liberty Street – Public Hearing and Review for Recommendation to City Council of a request for abandonment of a portion of the improved street known as Liberty Street (Road C) located between Martin Luther Kings Jr. Boulevard North and Martin Luther King Jr. Boulevard South. Liberty Street consists of a right-of-way width of sixty (60) feet, a length of approximately 319.45 feet, and 19,186 SF (0.4405 acres +/-) in area. The street to be abandoned is adjacent to the parcel at 411 Legislative Avenue, Dover DE as the location of Legislative Hall owned by the State of Delaware. *This Request is associated with Site Plan Application S-24-19 Legislative Hall Building Addition.*

NEW BUSINESS

5. Annual Meeting of the Planning Commission (Nomination and Election of Officers and Appointments to Subcommittees)

PUBLIC COMMENTS OPPORTUNITY – An opportunity is given for members of the public to provide comments to the Planning Commission not specifically related to Applicants with Public Hearings.

ADJOURN

Posted Agenda: July 10, 2026

THE AGENDA ITEMS AS LISTED MAY NOT BE CONSIDERED IN SEQUENCE. PURSUANT TO 29 DEL. C. §10004(e)(2), THIS AGENDA IS SUBJECT TO CHANGE TO INCLUDE THE ADDITION OR THE DELETION OF ITEMS, INCLUDING EXECUTIVE SESSIONS, WHICH ARISE AT THE TIME OF THE MEETING